



City of Phoenix

CERTIFICATE OF OCCUPANCY REQUIREMENTS

Certificate of Occupancy

Occupancy and use of any building or property requires completion of construction and compliance with all applicable City ordinances and codes listed below.

Subdivision Ordinance - requirements based on the legal subdividing of land; recording of the approved final plat or lot split as well as the completion of any onsite and/or offsite facilities (water, sewer, street paving, driveways, landscaping, street lights, etc.).

Grading and Drainage Ordinance - requirements based on approved grading practices stated in Chapter 32 of the City of Phoenix Code.

Water Main Extensions - requires extension of waterlines (Section 37-32 of City Code).

Sewer Main Extensions - requires extension of sewer lines (Section 28-23 of City Code).

Off-site Improvements - requires street dedication and paving (Section 31-91 of City Code).

Zoning Ordinance - requirements based upon zoning district requirements and performance standards including relevant zoning stipulations, use permit conditions, variance conditions, and development review guidelines. Generally, this means completion of all items shown on an approved site plan, including building design elements, landscaping, parking lot layout, exterior lighting, walkways, and fences or screen walls, etc.

Fire Code - requires emergency access such as marked fire lanes; provision of fire-fighting water supplies by fire hydrants and/or automatic fire sprinkler systems; fire detection and alarm systems; and special requirements for the storage, use, or handling of flammable, combustible, or hazardous materials or processes.

Construction Code - Minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials:

Building Code - location, use, and occupancy of each building or structure; structural integrity; life-safety systems including exits, emergency lighting, and smoke control systems; fire-safety systems including fire-resistive construction, fire alarm systems and fire sprinkler systems; light, air, and ventilation requirements; accessibility for persons with disabilities; and weather-resistive components such as exterior walls and roofing.

Mechanical Code - type, location, and operation of heating, ventilating, and cooling systems; refrigeration systems; incinerators; and other miscellaneous heat producing appliances.

Plumbing - installation and operation of water, sewer, and fuel gas piping systems, fixtures and appliances.

Electrical Code - installation of electric wiring and equipment within or on premises, buildings or other structures.